

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, JUNE 30, 2005**

UNAPPROVED  
JULY 11, 2005

PRESENT: Walter L. Alcorn, Commissioner At-Large  
John R. Byers, Mount Vernon District  
Frank A. de la Fe, Hunter Mill District  
Janet R. Hall, Mason District  
Suzanne F. Harsel, Braddock District  
James R. Hart, Commissioner At-Large  
Nancy Hopkins, Dranesville District  
Ronald W. Koch, Sully District  
Kenneth A. Lawrence, Providence District  
Rodney L. Lusk, Lee District

ABSENT: Peter F. Murphy, Jr., Springfield District  
Laurie Frost Wilson, Commissioner At-Large

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The meeting was called to order at 8:16 p.m. by Vice Chairman John R. Byers, in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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**COMMISSION MATTERS**

Commissioner Alcorn announced that the Planning Commission would hold a workshop on July 14, 2005, at 7:30 p.m., in the Board Auditorium regarding the upcoming Zoning Ordinance Amendment on Regional Rail Transit Facilities scheduled for public hearing on July 21, 2005.

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Commissioner Harsel noted that the joint Planning Commission/School Facilities Committee would meet at 7:30 p.m. on Wednesday, July 13, 2005, in the Board Conference Room to discuss the School Board's new policy on locating telecommunications facilities on school property.

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARINGS ON RZ/FDP 2004-MV-041 AND SE 2004-MV-035, MHI HUNTINGTON LLC, TO A DATE CERTAIN OF JULY 28, 2005.

Commissioner Lusk seconded the motion which carried unanimously with Commissioners Murphy and Wilson absent from the meeting.

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Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON SEA 82-C-063-04, H.B.L., INC., TO A DATE CERTAIN OF SEPTEMBER 29, 2005.

Commissioners Hall and Koch seconded the motion which carried unanimously with Commissioners Murphy and Wilson absent from the meeting.

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456A-Y96-4-1 - VERIZON WIRELESS, 3675 Centerview Drive

Commissioner Koch MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE MODIFICATIONS PROPOSED BY VERIZON WIRELESS FOR THE TELECOMMUNICATIONS FACILITY LOCATED AT 3675 CENTERVIEW DRIVE IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND CONSISTENT WITH THE PRIOR APPROVALS GRANTED BY THE PLANNING COMMISSION UNDER 456-Y96-4 ON AUGUST 1, 1996, AND THAT THE MODIFICATIONS BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF *THE CODE OF VIRGINIA* AS AMENDED.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Murphy and Wilson absent from the meeting.

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Commissioner Alcorn noted that updated maps and revisions to the Chesapeake Bay Maps Code Amendments had just been distributed to the Commission; therefore, after the completion of tonight's public hearings, the Commission would take a brief recess to review the materials and he would move on the scheduled decision only at that time.

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ORDER OF THE AGENDA

Secretary Harsel established the following order of the agenda:

1. S04-I-B4 - OUT-OF-TURN PLAN AMENDMENT
2. RZ 2004-LE-012 - MDP GROVETON LLC  
FDP 2004-LE-012 - MDP GROVETON LLC
3. CODE AMENDMENTS (CHESAPEAKE BAY MAPS) (Decision Only)

This order was accepted without objection.

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S04-I-B4 - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The Plan Amendment concerns approximately 3.7 ac. located on Opah Street, east of Lacy Boulevard. Tax Map #61-4((1)) 93 and 93A; 61-4((18)) 11, 12, and 13. The property is in the Baileys Neighborhood Improvement Program and Conservation Plan area and is planned for residential use at 2-3 du/ac. The amendment will consider adding an option for residential use up to 12 du/ac. MASON DISTRICT. PUBLIC HEARING.

Clara Quintero Johnson, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the amendment.

Vice Chairman Byers called the first listed speaker and recited rules for testimony before the Commission.

Juanita White, 3722 Lacy Boulevard, Falls Church, read a statement from Houston Summers, 5921 Summers Lane, Falls Church, President, Springdale Civic Association, in which he expressed support for the revised plan of developing a maximum of 20 detached single family homes instead of the originally proposed 30 townhouses. In his statement he indicated an agreement had been reached to reduce the density in response to citizen concerns raised in a meeting with the developer and Mason District Supervisor Penny Gross.

William Collins, 1485 Chain Bridge Road, Suite 100, McLean, manager of Concordia Mason LLC, the owners of the consolidated parcels subject to the Out-of-Turn Plan Amendment, thanked the community and staff for their helpfulness throughout the process.

Commissioner Hall indicated that she had distributed to the Commission a revised page 6 of the staff report which showed the deletion of the letters "eaa" from the beginning of the paragraph on additional language.

There were no further speakers. The Commission had no further comments or questions and staff had no closing remarks; therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Hall for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF OUT-OF-TURN PLAN AMENDMENT S04-I-B4, AS SHOWN ON PAGE 6 OF THE STAFF REPORT. THIS RECOMMENDED TEXT ADDS AN OPTION FOR RESIDENTIAL DENSITY AT 5 TO 6 DWELLING UNITS PER ACRE TO ENCOURAGE THE CONSOLIDATION OF SURPLUS VIRGINIA POWER

LAND AND THE TWO PROPERTIES FRONTING ON LACY BOULEVARD THAT HAVE SUFFERED SIGNIFICANT DETERIORATION. THIS RECOMMENDATION IS SHOWN ON MY HAND-OUT DATED JUNE 30, 2005.

Commissioners de la Fe and Koch seconded the motion which carried unanimously with Commissioners Murphy and Wilson absent from the meeting.

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RZ 2004-LE-012/FDP 2004-LE-012 - MDP GROVETON LLC - Appls. to rezone from C-3, CRD and HC to PRM, CRD and HC to permit residential development at a density of 63.04 dwelling units per acre (du/ac) and a floor area ratio (FAR) of 1.80 and approval of the conceptual and final development plans. Located in the S.W. quadrant of Richmond Hwy. and Memorial St., E. of Donora Dr. and N. of Groveton St. on approx. 4.60 ac. of land. Comp. Plan Rec: Office with option of mixed-use. Tax Map 92-2 ((1)) 13A; 93-1 ((1)) 97 and 98; 93-1 ((38)) (1) 1, 4 and 7. LEE DISTRICT. PUBLIC HEARING.

Lynne Strobel, Esquire, Walsh, Colucci, Lubeley, Emrich & Terpak, PC, 2200 Clarendon Boulevard, Arlington, reaffirmed the affidavit dated May 16, 2005. Commissioner Hart disclosed that his law firm had a case pending with Walsh, Colucci, Lubeley, Emrich & Terpak, PC, but there was no financial relationship and it would not preclude his participation in this case.

Cathy Lewis, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the applications.

In response to a question from Commissioner Hart, Ms. Lewis agreed that it would benefit the applicant to clarify the sentence in Proffer 18B that read: "If rodents are found, the applicant shall use reasonable measures to abate the infestation..." by identifying "reasonable measures."

Ms. Strobel said the proposal for a high quality urban development was in harmony with the Comprehensive Plan and consistent with the revitalization of the Richmond Highway corridor and smart growth objectives. She said the proposed development would include office space, retail space, and multi-family and single family attached dwelling units. Ms. Strobel noted that the proffer package included street dedications and construction; a landscaped streetscape; walking trails; pedestrian connections; a dog park; the installation of a "Welcome to Groveton" sign; contributions to Friends of Historic Huntley, schools, and affordable housing; and a commitment to Transportation Demand Management (TDM) strategies including providing a shuttle bus to the Huntington Metro stop. Addressing Commissioner Hart's concern about Proffer 18B, she said the applicant considered reasonable measures to include retaining the service of a pest control company, the use of traps and/or poisons, or whatever other legal means

were necessary and agreed to revise the proffer text. She submitted fifteen letters for the record from various businesses and area residents in support of the application. (Copies of the letters are in the date file.) Ms. Strobel noted the application had the support of staff, the Groveton Virginia Civic Association, the Lee District Land Use and Transportation Advisory Committee, and the Southeast Fairfax Development Corporation.

Vice Chairman Byers called the first listed speaker.

Paul Phelps, 2212 Martha's Road, Alexandria, representing the Little Hunting Creek Watershed Committee, spoke in favor of the application. He said the committee had requested the applicant's commitment to a five percent reduction in stormwater runoff at the Groveton Heights site. Mr. Phelps submitted for the record a letter dated June 29, 2005, from the applicant, MDP Groveton, LLC, to the chairman of Little Hunting Creek Watershed Committee honoring that request. (Copies of his statement and the letter are in the date file.)

Barbara B. Ballentine, 732 S. Royal Street, Alexandria, representing the Friends of Historic Huntley, expressed support of the application. She said the \$50,000 proffered by the applicant would enable their organization to come closer to the goal of completing restoration on the historic Huntley mansion. Ms. Ballentine said the proposed development would enhance and enliven the older adjacent neighborhoods and contribute favorably to the revitalization of the Richmond Highway corridor with the use of compatible architecture, signage, creative landscaping, and innovative stormwater management. (A copy of her statement is in the date file.)

Annabel Baer, 3310 Memorial Street, Alexandria, representing Groveton Virginia Civic Association, said the association had worked with the applicant to ensure the plan would benefit the surrounding communities. She said the association preferred a mixed-use development over office use because residents would have a vested interest in the community.

John Bailey, 1025 Thomas Jefferson Street NW, Suite 500 West, Washington, DC, representing the Washington Smart Growth Alliance, said the alliance supported the application, noting that it would utilize vacant property along Richmond Highway and the high quality design would help the project blend in with the surrounding neighborhood. He said that the proposed development would offer retail opportunities and amenities that were not currently present in that area. Mr. Bailey commented that the developers had worked with the neighborhood in a helpful and respectful way and the application had a great amount of community support. (A copy of his statement is in the date file.)

Doug Boulter, P.O. Box 10837, Alexandria, representing the Virginia Hills Citizens Association, spoke in opposition to the application and commented that there were many other communities in the area also opposed to it. He said the main objection to the development was that it would increase traffic along South Kings Highway. Mr. Boulter indicated that the lack of housing choices, lack of transportation choices, and the destruction of open space violated many smart

growth principles and that the proposed residential development would replace much needed office space. (A copy of his statement is in the date file.)

In response to questions from Commissioner Lawrence, Mr. Boulter suggested that the proposed shuttle bus to the Metro station would only help traffic reduction by approximately 30 or 40 cars during rush hour and could be canceled by the homeowners association after two years; therefore, he felt the traffic would increase significantly, not decrease as the applicant suggested. Commissioner Lusk said that he believed proffers would help address the traffic flow and asked Robin Antonucci, with M. J. Wells and Associates, to elaborate on the traffic-related measures included with the proposal before the close of the public hearing.

Mr. Boulter, responding to questions from Commissioners Byers and Harsel, stated there had been two votes on the application by the Lee District Land Use Committee and neither vote was unanimous. He said the people who were opposed were not present this evening.

Ms. Strobel indicated that the final vote on the application was 18 in favor, 8 against, and 2 abstentions.

Al Lupenski, 3304 Arundel Avenue, Alexandria, spoke in favor of the application and said the developers had worked with the civic associations throughout the entire process. He said the proposed residential development was a quality project and would benefit the neighborhood. Mr. Lupenski added that traffic was a way of life in the area.

Stewart Schwartz, 4000 Albemarle Street NW, Ste 310, Washington, DC, representing the Coalition for Smarter Growth, said the organization strongly supported the application. He said the application was a pioneering mixed-use project with award-winning architects that would set a high standard for design along Richmond Highway. He requested that some additional attention be given to the right hand entrance off Richmond Highway to ensure pedestrian safety. Mr. Schwartz noted that the project would be compatible with the adjoining neighborhood; provide ground floor retail and services for residents and adjoining communities; contribute to an improved pedestrian environment; provide transit access; reduce the number of daily vehicle trips compared to conventional developments; increase the diversity of housing types along the Richmond Highway corridor; and spark additional revitalization and reinvestment. He said the developers had been honest, open, and considerate of community input throughout the process and the adjoining neighborhoods supported the project.

In response to questions from Commissioner Hall, Mr. Schwartz said that increasing residential parking might be appropriate in certain areas but in transit development areas, where the goal was to achieve mixed-use and walkability, increased parking requirements would contribute to a decrease in open space, the spreading out and separation of development, and decreased walkability. He suggested that dollars spent on parking garages reduced the affordability of properties which reduced the amount of affordable housing available. Mr. Schwartz commented that the lack of transportation money resulted in an inadequate transportation infrastructure forcing most citizens to drive, but urban design could reduce the number of daily auto trips.

Rick Neel, 7704 Richmond Highway, Suite 202, Alexandria, representing Southeast Fairfax Development Corporation (SFDC), expressed support for the application. He said that it was necessary to put this important piece of property on Richmond Highway back into productive use but added that this case represented special circumstances and should not be viewed as precedent setting for converting commercially zoned property to residential. (A copy of the SFDC resolution is in the date file.)

In response to a question from Commissioner de la Fe, Mr. Neel said that the 50,000 square feet of office space in the proposed development would be a good compromise for growing the commercial tax base while providing needed uses in the area.

There were no further speakers.

To address the transportation issues raised, Ms. Strobel yielded her rebuttal time to Ms. Antonucci.

Ms. Antonucci said that the proposed development would have no appreciable impact on morning and evening peak traffic hours. She explained that long green light time allocated to Richmond Highway and the proffer package would mitigate the impacts by providing future right-of-way dedication; widening of Richmond Highway to accommodate a transit corridor; providing additional lanes and pedestrian enhancements on Richmond Highway and side streets; providing a right turn lane into the entrance; committing to install countdown pedestrian signals; committing to a new traffic signal at Groveton Street, if warranted by Virginia Department of Transportation; and proffering a TDM program.

In response to a question from Commissioner Lusk, Ms. Antonucci said that data showed the installation of a shuttle bus on a residential mixed-use development could save an additional 10 percent of peak hour trips.

Responding to a question from Commissioner Byers, Ms. Antonucci said that a mixed-use development would not generate the same traffic as a single family detached development because of the proximity of the residents to retail and office. She said that their study showed the proposed development, exclusive of the TDM measures proffered, would generate a negligible amount of the traffic through the intersection and added that the pedestrian enhancements would encourage residents to utilize the local shopping center.

In response to questions from Commissioner Harsel, Ms. Antonucci explained that during morning peak hours approximately 105 total outbound trips would be generated by the proposed development. She reiterated that number could be reduced by 10 percent by adding in the use of mass transportation.

The Commission had no further comments or questions and staff had no closing remarks; therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Lusk for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2004-LE-012 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE EXECUTION OF PROFFERS DATED JUNE 29, 2005.

Commissioners Alcorn and de la Fe seconded the motion which carried unanimously with Commissioners Murphy and Wilson absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2004-LE-012, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JUNE 29, 2005, AND THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2004-LE-012.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Murphy and Wilson absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE SERVICE DRIVE REQUIREMENT ALONG RICHMOND HIGHWAY BE WAIVED.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioners Murphy and Wilson absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND THE TRANSITIONAL SCREENING REQUIREMENTS ALONG THE EASTERN AND WESTERN PROPERTY LINES BE MODIFIED TO THAT SHOWN ON THE CDP/FDP.

Commissioner de la Fe seconded the motion which carried by a vote of 9-0-1 with Commissioner Harsel abstaining; Commissioners Murphy and Wilson absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BARRIER REQUIREMENT ALONG THE EASTERN AND WESTERN PROPERTY LINES BE WAIVED.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioners Murphy and Wilson absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT PFM SECTION 6-0303.8 BE WAIVED TO PERMIT THE USE OF AN UNDERGROUND DETENTION FACILITY AND A SEPARATE UNDERGROUND WATER QUALITY CONTROL FACILITY IN A RESIDENTIAL AREA SUBJECT TO DEVELOPMENT CONDITIONS ENTITLED *WAIVER #22564-WPFM-001-1*, DATED APRIL 21, 2005.

Commissioner Alcorn seconded the motion which carried by a vote of 9-1 with Commissioner Harsel opposed; Commissioners Murphy and Wilson absent from the meeting.

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The Commission went into recess at 9:54 p.m. and reconvened in the Board Auditorium at 10:05 p.m.

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CODE AMENDMENTS (CHESAPEAKE BAY MAPS) (Decision Only)

(The public hearing on this case was held on June 16, 2005. A complete verbatim transcript of the decision made is in the date file.)

After discussions between the Commission and John Friedman, Department of Public Works and Environmental Services, Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF THE PROPOSED AMENDMENTS TO THE MAP OF THE CHESAPEAKE BAY PRESERVATION AREAS, AS SET FORTH IN THE STAFF REPORT DATED MAY 9, 2005 WITH THE FOLLOWING CHANGES, REFERENCED IN THE HAND-OUT TONIGHT:

SUBSTITUTE THE MAP PAGES ON TAX MAPS 36-3, 55-1, 96-4, AND 100-4, AS DATED JUNE 30, 2005, AND DISTRIBUTED TO THE COMMISSION TONIGHT FOR THE LIKE NUMBERED MAP PAGES IN THE STAFF REPORT DATED MAY 9, 2005.

Commissioner Hopkins MOVED TO MAKE A FRIENDLY AMENDMENT TO THE ORIGINAL MOTION AND DELETE THE CRIMMINS LANE SECTION, 780 FEET ON MAP 41-1, AND SEND IT BACK TO STAFF FOR RECOMMENDATION TO COME BACK TO THE PLANNING COMMISSION IN THE FALL.

Commissioners Alcorn and Lawrence accepted the amendment and the motion as amended carried unanimously with Commissioners Murphy and Wilson absent from the meeting.

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION BY SEPARATE RESOLUTION OF THE POLICY FOR TREATMENT OF APPROVED AND PENDING PLANS OF DEVELOPMENT AFFECTED BY THE 2005 REVISIONS TO THE MAP OF CHESAPEAKE BAY PRESERVATION AREAS, AS SET FORTH IN THE STAFF REPORT DATED MAY 9, 2005.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Murphy and Wilson absent from the meeting.

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION REQUEST THAT THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES REVIEW AND REVISE THE PUBLIC INFORMATION BROCHURE FOCUSING ON THE RPA RULES, AS THEY AFFECT INDIVIDUAL HOMEOWNERS.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Murphy and Wilson absent from the meeting.

Commissioner Alcorn MOVED THAT THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES REVIEW, IN CONJUNCTION WITH ITS REVIEW OF THE RPA DECLASSIFICATION PROCESS NOW UNDER WAY, THE POSSIBILITY OF UPDATING THE MAP ADMINISTRATIVELY TO REFLECT DECLASSIFIED RPA SEGMENTS AND THAT DPWES REVIEW HOW PLANNING COMMISSIONERS AND BOARD MEMBERS CAN BE ROUTINELY NOTIFIED OF SUCH DECLASSIFICATIONS.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Murphy and Wilson absent from the meeting.

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The meeting was adjourned at 10:36 p.m.

Peter F. Murphy, Jr., Chairman

Suzanne F. Harsel, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Susan M. Donovan

Approved on: \_\_\_\_\_

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Linda B. Rodeffer, Clerk to the  
Fairfax County Planning Commission